

**BOARD OF ASSESSORS**  
**September 5, 2012**  
**BEDFORD TOWN HALL**

**CALL TO ORDER:** Chairman Bruce Murphy called the meeting to order at 7:00 PM in the second floor conference room.

**ROLL CALL:** Members Present: Chairman Bruce Murphy, Clerk John Linz, member Ron Cordes, and Associate Assessor Bruce Morgan.

**GUESTS:** Mark Harrell of Patriot Properties

**MINUTES:** Minutes from the open meeting of 7/11/2012 were reviewed. John Linz made a motion to approve the minutes, seconded by Bruce Murphy. The minutes were approved as written by Mr. Linz and Mr. Murphy, with Ron Cordes abstaining because he was not at that meeting. Minutes from the open meeting of 8/1/2012 were reviewed. Ron Cordes made a motion to approve the minutes, seconded by Bruce Murphy. The minutes were approved as written by Mr. Cordes and Mr. Murphy, with John Linz abstaining because he was not at that meeting.

**BUSINESS:** 1. Mark Harrell of Patriot Properties was the invited guest for the meeting. Mr. Murphy and the other Board members expressed concerns that Patriot Properties made many changes to property grades, neighborhoods, and land values that proved problematic for many properties and resulted in a very challenging abatement period for FY12.

Mr. Harrell updated the Board on the status of setting values for FY13. The Board asked for a timeline and Mr. Harrell said that the residential values would be ready for review in late September or early October.

2. John Linz brought up the topic of wetlands impact on value. Following a brief discussion, the Board decided that it would be prudent to do an analysis of sales in and out of wetlands to see if there is measurable value impact of wetlands. John Linz will do the research and Bruce Murphy will do the analysis.

3. Ron Cordes distributed a photocopy of an article in the Municipal Advocate, Volume 26 Number 4 regarding taxation of public land leased to a private party. A key statement in the article was "...if public land is leased to a private party for a private purpose, the land will be taxable to the lessee as if the land were privately owned."

4. Signatures were completed as required.

**Adjournment:**

Being no other business, Ron Cordes made a motion to adjourn the Open Meeting, seconded by John Linz. There was no discussion on the motion and all members present voted affirmative. The meeting was adjourned at 9:55 PM.

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Bruce Morgan, Associate Assessor

Approved by the BOA September 19, 2012

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John Linz, Clerk